

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

November 6, 2014



FP14-09: proposed Final Plat of Edgewater Subdivision – Phase 1

SIZE AND LOCATION: 50.1 acres of vacant land out of the T.J. Wooten League, A-59 located generally northwest of the Autumn Lake Subdivision along the southwest side of Chick Lane between West Villa Maria and Leonard Roads

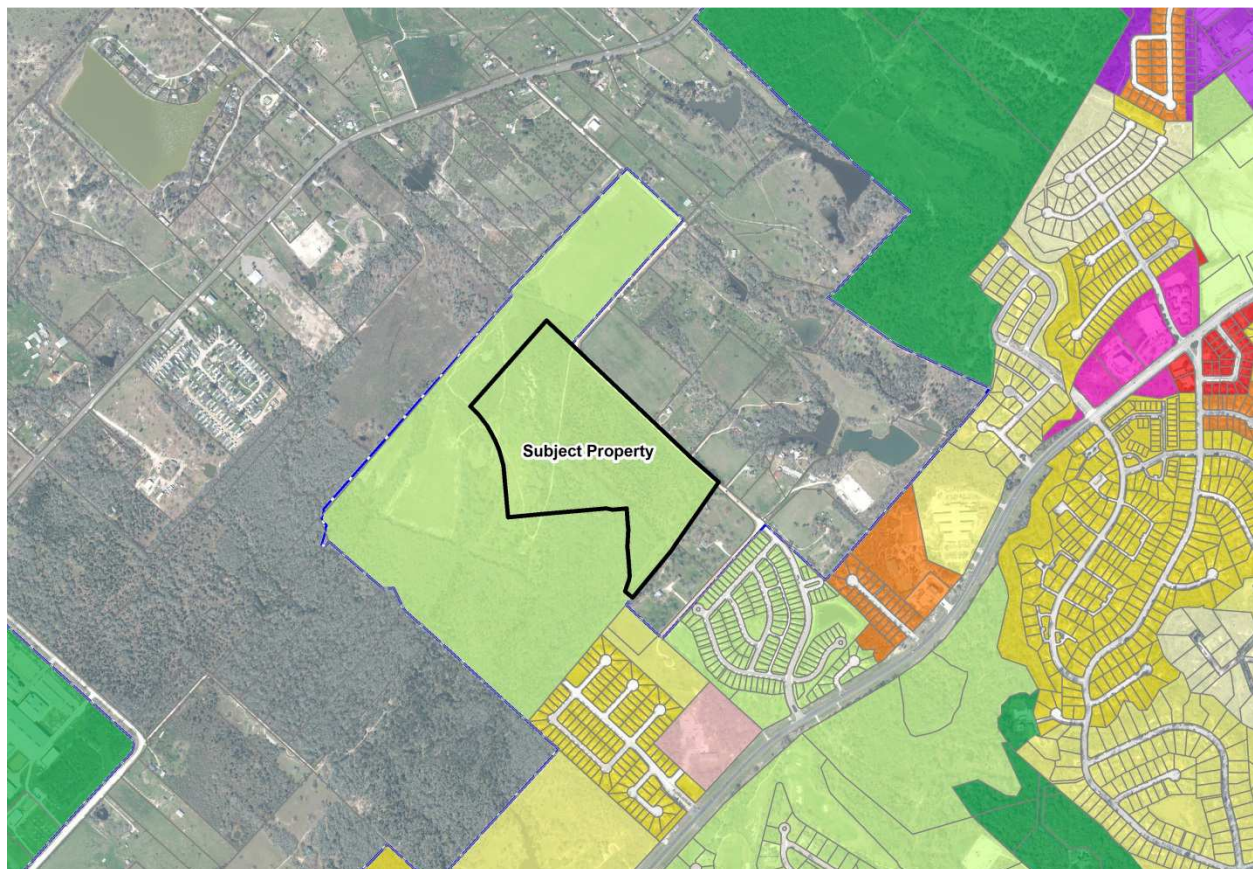
EXISTING LAND USE: vacant acreage

ZONING: Planned Development – Housing (PD-H)

APPLICANT(S): Bruce Whitis, WBW Land Investments

AGENT(S): Garrett Nordyke, Yalgo Engineering

STAFF CONTACT: Martin Zimmermann, Planning Manager



BACKGROUND:

The subject property is approximately 50.1 acres in size and part of a 166 acre property that is to become the Edgewater Subdivision and that was annexed to the City of Bryan in April 2012. The property was rezoned to Planned Development – Housing District (PD-H) in June 2013. The overall development plan for this master planned residential subdivision (see attached) envisions the 166 acres to be subdivided into 600+ single-family residential lots in several phases, open space/stormwater detention areas and 9.6 acres of public parkland. The PD-H ordinance for this development made allowances for reduced lot widths (45 feet on 25% of all lots) and reduced minimum side building setbacks (5 feet).

PROPOSED SUBDIVISION:

The proposed final plat that has been submitted for Planning and Zoning Commission consideration at this time and is referred to as Phase 1 of the Edgewater Subdivision combines what was originally envisioned to be Phases 1, 2, and 4 of the development as shown on the 2013 development plan, as well as the 9.6 acres of public parkland dedication. A total of 166 lots are proposed to be created on these 50.1 acres. 120 of these 166 lots are proposed to have lot widths of 45 feet, as allowed by the PD-H zoning. The remaining lots in this phase of the development are proposed to have lot widths of at least 50 feet.

The final plat shows a network of local streets that extends generally southwest from the proposed northward extension of Autumn Lake Drive (now known as Chick Lane), a minor collector street with 60 feet of right-of-way that will have a pavement width of 38 feet. In all, 5 new local streets (Jester Trail, Stubbs Drive, Polmont Drive, Dumfries Drive, and Shimla Drive, including sidewalks on both sides of all streets are proposed with this development for dedication and improvement by the developer.

The final plat also shows approximately 4.8 acres of common/stormwater detention areas that are to be maintained by a homeowners association (HOA). In addition, 9.67 acres of public parkland are proposed to be dedicated for public use with this final plat. On February 21, 2012, the City's Parks and Recreation Advisory Board accepted the proposed parkland area for dedication by the developer. The Board's approval was made subject to the following conditions:

1. that the minimum acreage required by subdivision regulations (1 acre for every 74 lots) be dedicated;
2. that a secondary means of access be provided along the western side of the park, either by means of a drive or a non-motorized path; and
3. that the parkland shall not be used for stormwater detention/retention purposes.

The proposed final plat meets those conditions. Parkland development fees apply to this development as per Subdivision Ordinance Section 110-60. Since 166 new lots are proposed, the total fee due for parkland development is \$59,428 which must be paid before the final plat can be recorded.

RECOMMENDATION:

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.